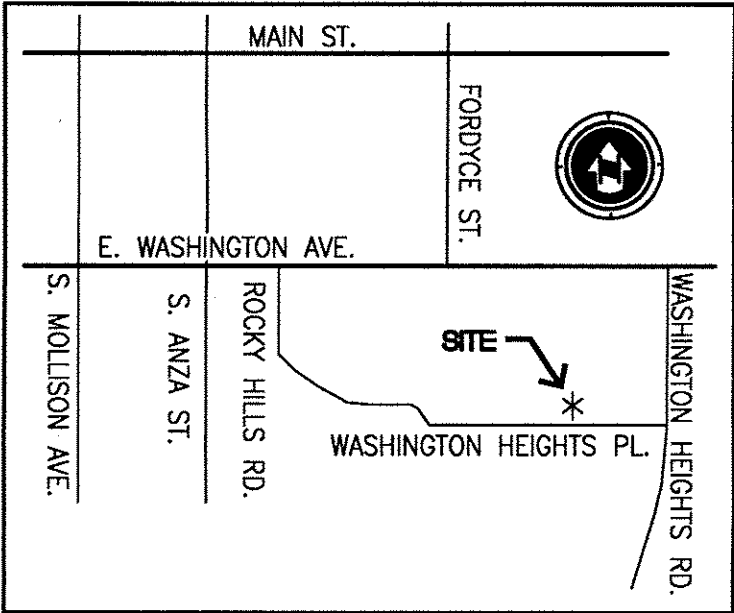


TENTATIVE PARCEL MAP



VICINITY MAP

NOT TO SCALE  
THOMAS BROS: 1251 H6

PREPARED BY

FLOREZ ENGINEERING  
10732 CHARBONO TERRACE  
SAN DIEGO CA, 92131  
(858) 586-0552

BY Frank Florez RCE No. 55555  
REG. EXPIRES: 12/31/2008

DATE: 4-3-07



SOLAR STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81-401(N), SUBDIVISION ORDINANCE. ALL LOTS HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

ZONING INFORMATION

GENERAL PLAN DESIGNATION: 5  
COMMUNITY PLAN: VALLE DE ORO  
REGIONAL CATEGORY: CUDA

ZONING

EXISTING ZONING: \_\_\_\_\_  
PROPOSED ZONING: \_\_\_\_\_

USE REGULATION		R-S-4
ANIMAL REGULATIONS		Q
DEVELOPMENT REGULATIONS	DENSITY	4.35
	LOT SIZE	10,000 SF
	BUILDING TYPE	C
	MAX FLR. AREA	-
	FLR. AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	H
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		-

TOTAL NUMBER OF DWELLINGS: 2  
TOTAL NUMBER OF LOTS: 2  
MINIMUM LOT SIZE: 10000 SF  
TAX RATE AREA: 59093  
TAX ASSESSOR'S NUMBER: 493-112-21

TOPO SOURCE

PRODUCED BY PHOTOGRAMMETRIC  
METHODS FROM 1: 3000 SCALE AERIAL  
PHOTOGRAPHY DATED: 2-25-04

OWNER(S)/APPLICANT

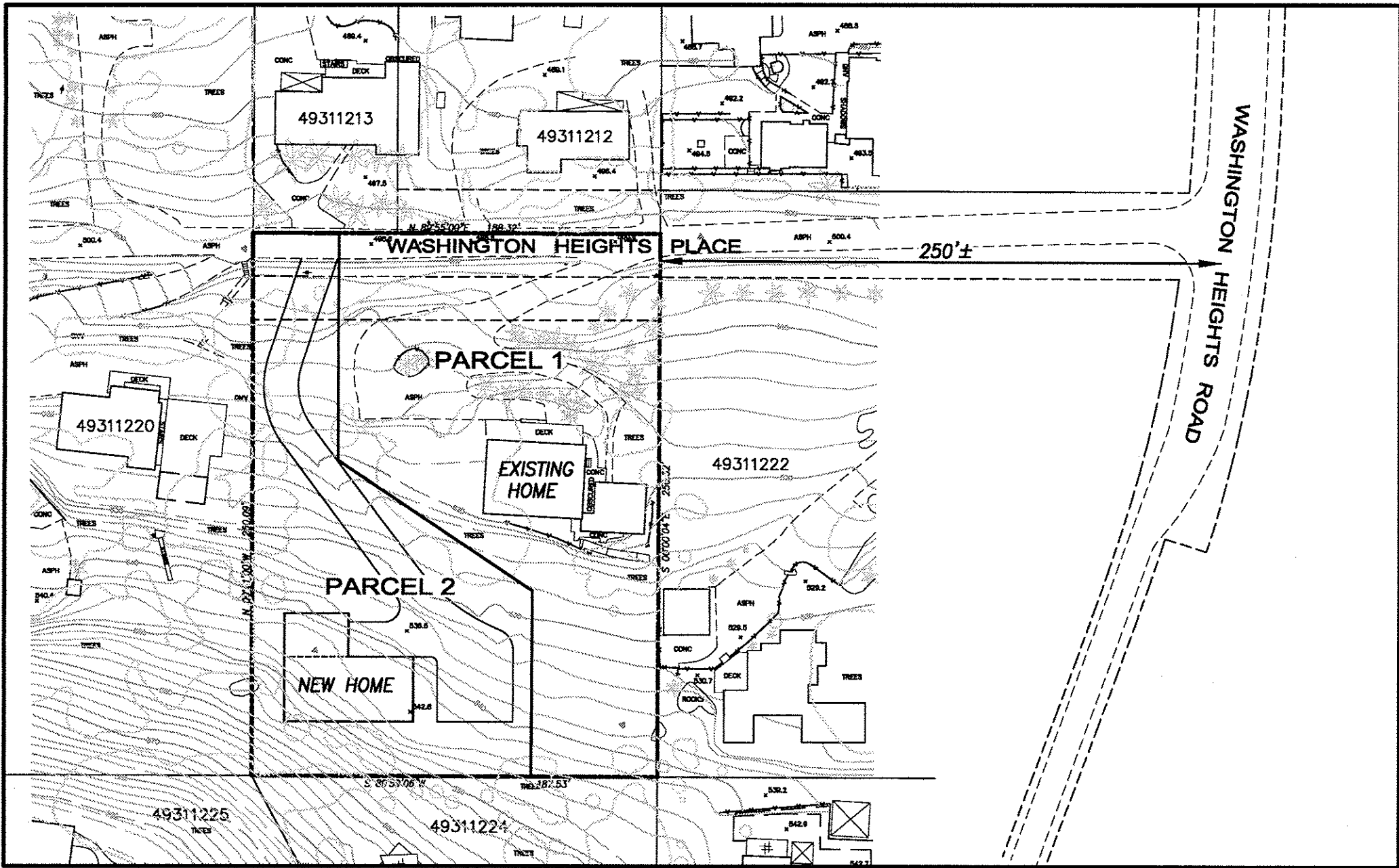
MORICI FAMILY TRUST  
1135 WASHINGTON HEIGHTS PLACE  
EL CAJON, CA 92019  
(619) 813-1593

PROJECT AREA

1.08 AC

LEGAL DESCRIPTION

PORTION OF SECTION 13-16-1W TCT A  
TR CC000262



KEY MAP

APPROXIMATE BOUNDARY \_\_\_\_\_  
EXISTING LOT LINE \_\_\_\_\_  
EXISTING CONTOURS \_\_\_\_\_ 580  
EXISTING EASEMENTS \_\_\_\_\_  
NATURAL FL \_\_\_\_\_  
EXIST FENCE \_\_\_\_\_

DISTRICTS

SCHOOLS: GROSSMONT UNION HIGH & CAJON VALLEY UNION  
SEWER: SEPTIC  
WATER: HELIX MWD  
FIRE: SAN MIGUEL FIRE PROTECTION DISTRICT

NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

HEALTH DEPARTMENT CERTIFICATION:

PRELIMINARY INFORMATION RELATING TO THIS TENTATIVE PARCEL MAP WHICH IS REQUIRED FOR HEALTH DEPARTMENT PROCESSING HAS BEEN SUBMITTED IN SATISFACTORY FORM.

COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH  
STO NO. \_\_\_\_\_

THIS DOES NOT CONSTITUTE APPROVAL OR DISAPPROVAL

LEGAL ACCESS:

ACCESS TO THE PROPERTY FROM WASHINGTON HEIGHTS ROAD.  
A PUBLICLY MAINTAINED ROAD.

VPM 233  
LMAP 88

LEGEND

APPROXIMATE BOUNDARY \_\_\_\_\_  
EXISTING CONTOURS \_\_\_\_\_ 1450  
EX. EASEMENT \_\_\_\_\_  
EX. NATURAL FL \_\_\_\_\_  
PROPOSED LOT \_\_\_\_\_  
NATURAL OPEN SPACE  
EASEMENT PER THE  
VDO COMMUNITY PLAN \_\_\_\_\_

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF OUR CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2-1-72) IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN TWO PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

BY: Branica Morici DATE: 4/5/07

TENTATIVE PARCEL MAP  
PREPARED BY:

FLOREZ ENGINEERING  
10732 CHARBONO TERRACE  
SAN DIEGO CA, 92131  
(858) 586-0552

PROJECT ADDRESS:  
1135 WASHINGTON HEIGHTS PLACE  
EL CAJON, CA 92019

ORIGINAL DATE OF PREPARATION: JULY/10/05

REVISIONS:

DESCRIPTION:	BY:	DATE:
1. LOT LINES AND DRIVEWAY ADJUSTMENTS	FF	04/16/06
2. OPEN SPACE	FF	05/19/06
3. OPEN SPACE AND GRADING	FF	01/15/07
4. CHANGED TAX RATE AREA NUMBER	FF	04/02/07
5. _____	_____	_____
5. _____	_____	_____

[illegible]

2%

NO SCALE

DATE: 4-3-07

